

APPENDIX A: SCHOOL INVENTORY

**Table A-1
PUBLIC SCHOOL INVENTORY**

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
HONOLULU DISTRICT							
Fern	K-6	578	491	(87)	0	33	0%
Kaewai	K-5	432	372	(60)	0	30	0%
Kalihi	K-5	304	254	(50)	0	29	0%
Kalihi-Kai	K-5	802	783	(19)	0	45	0%
Kalihi-Uka	K-5	353	308	(45)	0	23	0%
Kalihi-Waena	K-5	629	583	(46)	0	32	0%
Kapalama	K-6	776	735	(41)	0	36	0%
Linapuni	K-2	262	206	(56)	0	13	0%
Puuhale	K-6	401	382	(19)	0	27	0%
Dole Middle	6-8	813	854	41	2	51	4%
Kalakaua Middle	6-8	929	916	(13)	6	56	11%
Farrington High	9-12	2,431	2,338	(93)	3	126	2%
Total Farrington Complex		8,710	8,222	(488)	11	501	2%
Ala Wai	K-5	594	597	3	3	35	9%
Aliiolani	K-5	380	334	(46)	0	30	0%
Hokulani	K-6	418	377	(41)	0	20	0%
Jefferson	K-6	538	596	58	0	39	0%
Kuhio	K-5	377	351	(26)	0	23	0%
Lunalilo	K-5	658	645	(13)	0	37	0%
Palolo	K-5	312	227	(85)	0	37	0%
Jarrett Middle	6-8	410	329	(81)	0	40	0%
Kaimuki High	9-12	1,559	1,599	40	3	83	4%
Total Kaimuki Complex		5,246	5,055	(191)	6	344	2%
Hahaione	K-6	574	566	(8)	0	38	0%
Kamiloiki	K-6	583	589	6	0	31	0%
Koko Head	K-6	351	351	0	0	37	0%
Niu Valley Middle	6-8	568	559	(9)	0	40	0%
Kaiser High	9-12	1,168	1,193	25	0	58	0%
Total Kaiser Complex		3,244	3,258	14	0	204	0%
Aina Haina	K-6	442	398	(44)	0	35	0%
Kahala	K-6	607	606	(1)	0	31	0%
Liholiho	K-6	405	387	(18)	0	25	0%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Liliuokalani	K-6	169	158	(11)	0	22	0%
Waialae	K-6	488	511	23	0	29	0%
Waikiki	K-6	334	339	5	0	22	0%
Wailupe Valley	K-6	222	268	46	0	14	0%
Wilson	K-6	543	512	(31)	0	27	0%
Kaimuki Middle	6-8	742	761	19	0	69	0%
Kalani High	9-12	1,245	1,295	50	0	69	0%
Total Kalani Complex		5,197	5,235	38	0	343	0%
Kaahumanu	K-5	730	683	(47)	3	36	8%
Kaiulani	K-5	486	415	(71)	0	29	0%
Kauluwela	K-5	544	596	52	0	28	0%
Lanakila	K-5	436	438	2	0	31	0%
Likelike	K-5	437	423	(14)	0	28	0%
Royal	K-5	455	430	(25)	0	21	0%
Central Middle	6-8	482	478	(4)	0	40	0%
Washington Middle	6-8	943	966	23	0	52	0%
McKinley High	9-12	1,981	1,823	(158)	9	111	8%
Total McKinley Complex		6,494	6,252	(242)	12	376	3%
Anuenue	K-12	264	321	57	0	19	0%
Lincoln	K-6	588	614	26	0	35	0%
Maemae	K-6	772	757	(15)	0	36	0%
Manoa	K-6	611	584	(27)	0	42	0%
Noelani	K-6	469	455	(14)	2	21	10%
Nuuanu	K-6	407	381	(26)	1	16	6%
Pauoa	K-6	474	408	(66)	0	27	0%
Kawanakoa Middle	6-8	807	754	(53)	0	48	0%
Stevenson Middle	6-8	538	579	41	2	45	4%
Roosevelt High	9-12	1,533	1,481	(52)	1	76	1%
Total Roosevelt Complex		6,463	6,334	(129)	6	365	2%
Elementary		19,205	18,431	(774)	9	1,169	1%
Middle		6,232	6,196	(36)	10	441	2%
High Schools		9,917	9,729	(188)	16	523	3%
TOTAL HONOLULU DISTRICT		35,354	34,356	(998)	35	2,133	2%
CENTRAL DISTRICT							
Aiea	K-6	340	360	20	0	32	0%
Pearl Ridge	K-6	634	625	(9)	6	27	22%
Alvah Scott	K-6	717	693	(24)	2	42	5%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Waimalu	K-6	774	668	(106)	14	43	33%
Webling	K-6	549	542	(7)	0	25	0%
Aiea Intermed	7-8	719	722	3	0	42	0%
Aiea High	9-12	1,500	1,471	(29)	0	73	0%
Total Aiea Complex		5,233	5,081	(152)	22	284	8%
Hale Kula	K-5	885	774	(111)	14	54	26%
Helemano	K-5	825	736	(89)	14	36	39%
Iliahi	K-5	577	557	(20)	0	30	0%
Kaala	K-5	573	435	(138)	0	29	0%
Solomon	K-5	890	813	(77)	19	60	32%
Wahiawa	K-5	544	436	(108)	2	41	5%
Wheeler	K-5	1,028	982	(46)	0	51	0%
Wahiawa Intermed	6-8	1,001	929	(72)	8	54	15%
Wheller Intermed	6-8	1,008	852	(156)	7	48	15%
Lieilehua High	9-12	1,890	1,879	(11)	11	85	13%
Total Lieilehua Complex		9,221	8,393	(828)	75	488	15%
Kipapa	K-5	909	758	(151)	15	47	32%
Mililani-Mauku	K-5	920	962	42	4	47	9%
Mililani-Uka	K-5	1,255	1,173	(82)	12	52	23%
Mililani-Waena	K-5	1,016	886	(130)	12	44	27%
Mililani Middle	6-8	0	1,867	1,867	0	23	0%
Mililani High	9-12	2,105	2,449	344	24	100	24%
Total Mililani Complex		6,205	8,095	1,890	67	313	21%
Aliamanu	K-6	903	879	(24)	6	46	13%
Hickam	K-6	800	844	44	9	38	24%
Makalapa	K-6	716	695	(21)	7	33	21%
Mokulele	K-6	639	628	(11)	4	34	12%
Nimitz	K-6	813	848	35	0	39	0%
Pearl Harbor	K-6	639	621	(18)	2	42	5%
Peral Harbor Kai	K-6	676	668	(8)	0	38	0%
Aliamanu Intermed	7-8	1,017	976	(41)	5	48	10%
Radford High	9-12	1,404	1,494	90	9	79	11%
Total Radford Complex		7,607	7,653	46	42	397	11%
Moanulua	K-6	725	682	(43)	8	36	22%
Red Hill	K-6	623	583	(40)	3	33	9%
Salt Lake	K-6	850	884	34	4	43	9%
Shafter	K-6	340	354	14	0	19	0%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Moanalua Intermed	7-8	868	856	(12)	5	40	13%
Moanalua High	9-12	1,939	1,847	(92)	12	82	15%
Total Moanalua Complex		5,345	5,206	(139)	32	253	13%
Haleiwa	K-6	412	426	14	0	30	0%
Waialua	K-6	564	561	(3)	9	32	28%
Waialua Inter/High	7-12	951	889	(62)	9	57	16%
Total Waialua Complex		1,927	1,876	(51)	18	119	15%
Elementary		21,135	20,072	(1,063)	165	1,122	15%
Middle		5,089	6,647	1,558	30	284	11%
High Schools		9,314	9,585	271	61	448	14%
TTL CENTRAL DISTRICT		35,538	36,304	766	256	1,854	14%
LEEWARD DISTRICT							
August Ahrens	K-6	1,628	1,396	(232)	27	81	33%
Honowai	K-6	831	895	64	6	42	14%
Kaleiopuu	K-6	1,017	699	(318)	10	48	21%
Royal Kunia (new)	K-6	0	657	657	0	30	0%
Waikele (new)	K-6	0	748	748	0	17	0%
Waipahu	K-6	1,028	1,061	33	9	49	18%
Waipahu Intermed	7-8	1,229	1,429	200	3	64	5%
Waipahu High	9-12	2,357	2,597	240	22	109	20%
Total Waipahu Complex		8,090	9,482	1,392	77	440	18%
Kamaile	K-6	796	853	57	9	40	23%
Leihoku	K-6	779	822	43	13	39	33%
Maili	K-6	967	997	30	16	49	33%
Makaha	K-6	697	689	(8)	14	44	32%
Waianae	K-6	736	771	35	10	52	19%
Waianae Inter	7-8	1,166	1,271	105	7	60	12%
Waianae High	9-12	2,164	2,263	99	19	99	19%
Total Waianae Complex		7,305	7,666	361	88	383	23%
Kanoelani	K-6	905	898	(7)	14	40	35%
Lehau	K-6	502	504	2	0	29	0%
Manana	K-6	492	528	36	0	22	0%
Momilani	K-6	407	421	14	0	16	0%
Palisades	K-6	432	447	15	0	32	0%
Pearl City El	K-6	654	656	2	0	37	0%
P.C. Highlands	K-6	434	438	4	0	29	0%
Waiau	K-6	615	657	42	12	33	36%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Highlands Inter	7-8	1,108	1,176	68	7	53	13%
Pearl City High	9-12	2,177	2,209	32	0	95	0%
Total Pearl City Complex		7,726	7,934	208	33	386	9%
Nanaikapono	K-5	1,041	1,052	11	20	58	34%
Nanakuli Elem	K-5	650	768	118	9	33	27%
Nanakuli High/Intermed	6-12	1,360	1,484	124	4	70	6%
Total Nanakuli Complex		3,051	3,304	253	33	161	20%
Barbers Point	K-5	565	545	(20)	0	39	0%
Ewa Elem	K-6	612	740	128	0	34	0%
Ewa Beach	K-6	519	719	200	0	30	0%
Holomua	K-6	674	1,287	613	0	40	0%
Iroquois Point	K-6	1,257	1,270	13	19	55	35%
Kaimiloa	K-6	783	866	83	11	39	28%
Kapolei Elem	K-6	937	1,339	402	12	49	24%
Makakilo	K-6	669	739	70	0	30	0%
Mauka Lani	K-6	709	808	99	17	33	52%
Pohakea	K-6	552	626	74	6	35	17%
Kapolei Middle	7-8	0	1,449	1,449	6	35	17%
Kapolei High	9-12	0	1,249	1,249	6	35	17%
Ilima Intermed	7-8	1,412	1,298	(114)	4	62	6%
Campbell High	9-12	2,210	1,969	(241)	12	111	11%
Total Campbell Complex		10,899	14,904	4,005	93	627	15%
Elementary		21,888	24,896	3,008	234	1,204	19%
Middle		5,595	7,365	1,770	29	309	9%
High Schools		9,588	11,029	1,441	61	484	13%
TOTAL LEEWARD DISTRICT		37,071	43,290	6,219	324	1,997	16%
WINDWARD DISTRICT							
Ahuimanu	K-6	580	562	(18)	5	27	19%
Heeia	K-6	762	737	(25)	2	38	5%
Kahaluu	K-6	307	299	(8)	0	22	0%
Kaneohe	K-6	615	589	(26)	0	33	0%
Kapunahala	K-6	612	578	(34)	0	30	0%
Parker	K-6	605	632	27	0	41	0%
Puohala	K-6	470	418	(52)	0	29	0%
Waiahole	K-6	143	139	(4)	0	14	0%
King Inter	7-8	1,037	1,094	57	0	56	0%
Castle High	9-12	2,032	2,025	(7)	21	90	23%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Total Castle Complex		7,163	7,073	(90)	28	380	7%
Hauula	K-6	355	354	(1)	4	26	15%
Kaaawa	K-6	182	177	(5)	9	9	100%
Kahuku	K-6	544	532	(12)	0	27	0%
Laie	K-6	821	729	(92)	14	45	31%
Sunset Beach	K-6	296	287	(9)	18	24	75%
Kahuku Hi/Int	7-12	1,977	1,872	(105)	24	97	25%
Total Kahuku Complex		4,175	3,951	(224)	69	228	30%
Enchanted Lake	K-6	467	446	(21)	0	33	0%
Kaelepulu	K-6	166	153	(13)	1	14	7%
Keolu	K-6	316	298	(18)	0	24	0%
Maunawili	K-6	402	407	5	0	29	0%
Olomana	ALC 9-12	149	149	0	7	7	100%
Pope	K-6	288	248	(40)	0	25	0%
Waimanalo Int/EI	K-8	673	698	25	0	42	0%
Kailua High	9-12	1,090	1,048	(42)	0	75	0%
Total Kailua Complex		3,551	3,447	(104)	8	249	3%
Aikahi	K-6	628	620	(8)	2	32	6%
Kailua High	K-6	582	588	6	0	30	0%
Kainalu	K-6	560	482	(78)	1	44	2%
Lanikai	K-6	320	314	(6)	4	18	22%
Mokapu	K-6	816	883	67	9	49	18%
Kailua Inter	7-8	965	947	(18)	0	61	0%
Kalaheo High	9-12	1,220	1,277	57	0	58	0%
Total Kalaheo Complex		5,091	5,111	20	16	292	5%
Elementary		10,985	10,621	(364)	76	669	11%
Middle		3,664	3,675	11	12	208	6%
High Schools		5,331	5,286	(45)	33	272	12%
TOTAL WINDWARD DISTRICT		19,980	19,582	(398)	121	1,149	11%
HAWAII DISTRICT							
DeSilva	K-5	408	392	(16)	1	19	5%
Haaheo	K-5	199	185	(14)	5	10	50%
Hilo Union	K-5	677	634	(43)	2	35	6%
Kapiolani	K-5	591	623	32	0	30	0%
Kaumana	K-5	336	315	(21)	5	16	31%
Keaukaha	K-5	532	578	46	8	25	32%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Kalaniana'ole	K-8	518	497	(21)	0	39	0%
Hilo Inter	6-8	694	707	13	0	53	0%
Hilo High	9-12	1,793	1,794	1	5	80	6%
Total Hilo Complex		5,748	5,725	(23)	26	307	8%
Honokaa Elem	K-6	434	391	(43)	4	23	17%
Paauiio El-Int	K-8	246	234	(12)	2	16	13%
Waikoloa	K-5	517	632	115	0	23	0%
Waimea Elem-Int	K-8	1,272	1,294	22	10	66	15%
Honokaa High/Int	7-12	961	1,021	60	8	53	15%
Total Hamakua Complex		3,430	3,572	142	24	181	13%
Naalehu	K-8	449	458	9	7	24	29%
Ka'u High-Pahala El	K-12	573	538	(35)	0	36	0%
Total S Hilo Complex		1,022	996	(26)	7	60	12%
Kohala Elem	K-5	467	488	21	5	22	23%
Kohala High-Int	6-12	612	611	(1)	3	34	9%
Total Hamakua Complex		1,079	1,099	20	8	56	14%
Holualoa	K-5	405	394	(11)	13	19	68%
Kahakai	K-5	729	708	(21)	7	39	18%
Kealakehe Elem	K-5	963	1,088	125	17	50	34%
Kealakehe Inter	6-8	992	1,087	95	8	51	16%
Kealakehe High	9-12	402	1,496	1,094	1	37	3%
Total North Kona Complex		3,491	4,773	1,282	46	196	23%
Honaunau	K-5	407	245	(162)	11	21	52%
Hookena	K-5	330	179	(151)	12	16	75%
Konawaena Elem	K-5	738	576	(162)	2	33	6%
Konawaena Mid	6-8	227	621	394	8	8	100%
Konawaena High	9-12	1,895	986	(909)	19	73	26%
Total South Kona Complex		3,597	2,607	(990)	52	151	34%
Laupahoehoe	K-12	305	263	(42)	0	25	0%
Total North Hilo Complex		305	263	(42)	0	25	0%
Keonepoko	K-6	750	704	(46)	11	35	31%
Pahoa Elem	K-6	598	632	34	20	34	59%
Pahoa High/Int	7-12	1,069	1,108	39	11	56	20%
Total South Hilo Complex		2,417	2,444	27	42	125	34%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Keaau II Elem	K-5	0	925	925	0	16	0%
Keaau Elem/Int	K-8	1,432	715	(717)	14	61	23%
Keaau High	9-12	0	1,198	1,198	14	61	23%
Mt. View	K-5	819	722	(97)	11	46	24%
Waiakea Elem	K-5	863	835	(28)	6	45	13%
Waiakeawaena	K-5	881	849	(32)	4	40	10%
Waiakea Inter	6-8	1,030	987	(43)	8	51	16%
Waiakea High	9-12	2,392	1,442	(950)	34	107	32%
Total Central Hilo Complex		7,417	7,673	256	91	427	21%
Elementary		15,253	14,944	(309)	171	790	22%
Middle		5,230	5,722	492	41	293	14%
High Schools		8,023	8,486	463	84	445	19%
TOTAL HAWAII DISTRICT		28,506	29,152	646	296	1,528	19%
MAUI DISTRICT							
Kahului	K-5	911	937	26	13	50	26%
Kihei Elem	K-5	775	842	67	12	49	24%
Kamalii Elem	K-5	754	889	135	0	39	0%
Lihikai	K-5	1,035	1,079	44	23	54	43%
Lokelani Inter	6-8	692	846	154	12	33	36%
Maui-Waena Inter	6-8	948	1,058	110	6	47	13%
Maui High	9-12	1,734	1,789	55	28	85	33%
Total Maui Complex		6,849	7,440	591	94	357	26%
Lanai High/Elem	K-12	661	748	87	3	33	9%
Kamehameha III	K-5	665	697	32	9	35	26%
Nahienaena	K-5	698	778	80	7	34	21%
Lahaina Inter	6-8	604	687	83	8	29	28%
Lahainaluna High	9-12	876	978	102	9	45	20%
Total Lahainaluna Complex		2,843	3,140	297	33	143	23%
Waihee	K-5	858	944	86	10	38	26%
Wailuku	K-5	837	993	156	9	58	16%
Iao Inter	6-8	823	878	55	2	33	6%
Baldwin High	9-12	1,850	1,839	(11)	24	80	30%
Total Baldwin Complex		4,368	4,654	286	45	209	22%
Kearae	K-5	7	12	5	0	4	0%
Hana High/Elem	K-12	440	464	24	6	26	23%
Total Hana Complex		447	476	29	6	30	20%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Haiku	K-5	465	506	41	13	24	54%
Kula	K-5	522	587	65	12	26	46%
Makawao	K-5	636	632	(4)	11	37	30%
Paia	K-5	246	296	50	0	23	0%
Pukalani	K-5	558	578	20	10	29	34%
Kalama Inter	6-8	1,298	1,289	(9)	9	57	16%
King Kekaulike Hi	9-12	1,030	1,578	548	0	64	0%
Total King Kekaulike Complex		4,755	5,466	711	55	260	21%
Kaunakakai	K-6	336	337	1	1	26	4%
Kilohana	K-6	148	150	2	1	12	8%
Kualapuu	K-6	407	436	29	9	23	39%
Maunaloa	K-6	90	115	25	1	6	17%
Molokai High/Int	7-12	808	859	51	13	40	33%
Total Molokai Complex		1,789	1,897	108	25	107	23%
Elementary		981	1,038	57	12	67	18%
Middle		404	430	26	7	20	35%
High Schools		404	429	25	6	20	30%
MOLOKAI		1,789	1,897	108	25	107	23%
Elementary		331	374	43	1	17	6%
Middle		165	187	22	1	8	13%
High Schools		165	187	22	1	8	13%
LANAI		661	748	87	3	33	9%
Elementary		9,021	9,814	793	131	504	26%
Middle		4,475	4,874	399	38	206	18%
High Schools		5,766	6,488	722	64	289	22%
MAUI		19,262	21,176	1,914	233	999	23%
Elementary		10,333	11,226	893	144	588	24%
Middle		5,044	5,491	447	46	234	20%
High Schools		6,335	7,104	769	71	317	22%
TOTAL MAUI DISTRICT		21,712	23,821	2,109	261	1,139	23%
KAUAI DISTRICT							
Hanalei	K-5	289	323	34	6	14	43%
Kapaa	K-5	1,110	1,236	126	21	71	30%
Kilauea	K-5	319	324	5	7	21	33%

School/Complex/District	Grades	Enrollment		Increase (Decrease)	Existing Classrooms		Percent Portables
		1997	2003		Portables	Total	
Kapaa Middle	6-8	960	965	5	0	51	0%
Kapaa High	9-12	1,233	1,356	123	14	64	22%
Total East Complex		3,911	4,204	293	48	221	22%
Kalaheo High	K-5	626	573	(53)	5	30	17%
Kaumualii	K-5	834	442	(392)	4	42	10%
Koloa	K-5	390	313	(77)	9	23	39%
Wilcox	K-5	983	905	(78)	10	55	18%
Kauai Inter	6-8	0	986	986	0	65	0%
Kauai High/Int	9-12	1,886	1,234	(652)	28	92	30%
Total Central Complex		4,719	4,453	(266)	56	307	18%
Eleele	K-6	534	567	33	4	28	14%
Kekaha	K-6	354	286	(68)	1	21	5%
Niihau	K-12	13	41	28	0	3	0%
Waimea Canyon	K-8	680	627	(53)	3	37	8%
Waimea High	9-12	828	871	43	2	48	4%
Total Waimea Complex		2,409	2,392	(17)	10	137	7%
Elementary		5,899	5,408	(491)	69	331	21%
Middle		1,190	2,170	980	1	129	1%
High Schools		3,950	3,471	(479)	44	205	21%
TOTAL KAUAI DISTRICT		11,039	11,049	10	114	665	17%
Elementary		104,698	105,598	900	868	5,873	15%
Middle		32,044	37,266	5,222	169	1,898	9%
High Schools		52,458	54,690	2,232	370	2,694	14%
TOTAL, ALL DISTRICTS		189,200	197,554	8,354	1,407	10,465	13%

Source: Department of Education, Facilities and Support Branch, "Complex Development Plans," revised 4/98 and "1997-2003 Actual and Projected Enrollment," 4/24/98.

APPENDIX B: MODEL SCHOOL LAND DEDICATION ACT

[SXX-xx] SCHOOL LAND DEDICATION REQUIREMENT

(a) Findings

- (1) New residential subdivisions create additional demand for public school facilities and a need for more land on which to construct school facilities.
- (2) New residential subdivisions should provide land or a pay a fee in-lieu of land dedication proportionate to their impact.
- (3) A study commissioned by the Department of Education and the Department of Accounting and General Services has identified the land dedication requirement that is consistent with proportionate fair-share principles.
- (4) The State of Hawaii hereby determines that new residential subdivisions shall provide land for schools or pay a fee in-lieu of land proportionate to their impact.

(b) Applicability and Exemptions

- (1) **Applicability.** Except as provided below, any person or person(s) who seeks to develop residential land by applying to a county for the issuance of a subdivision approval shall be required to dedicate land for school facilities or pay a fee in-lieu of dedicating that land.
- (2) **Exemptions.** The following shall be exempt from the provisions of this section:
 - (A) Any form of housing permanently dedicated exclusively for senior citizens, defined as 55 years of age or over, with the necessary covenants or declarations of restrictions recorded on the property.
 - (B) All nonresidential development.
 - (C) Any residential subdivision within the Honolulu, Windward and Kauai benefit districts as hereinafter defined, until an analysis has been prepared by the Department of Education that demonstrates there will be a need to build or expand school facilities over the next six-year period in order to accommodate projected enrollment growth within the benefit district.

(c) Definitions

The following words and terms, when used in this section, shall have the meaning ascribed to them, except when the context clearly indicates a different meaning.

- (1) "County" or "counties" means the City and County of Honolulu, the County of Hawaii, the County of Kauai, and the County of Maui.
- (2) "Developer" means a person, corporation, organization, partnership, association, or other legal entity constructing, erecting, enlarging, altering, or engaging in any development activity.
- (3) "Dwelling Unit" means a room or rooms connected together, constituting an independent housekeeping unit for a family containing a single kitchen.
- (4) "Owner" means the owner of record of real property or the owner's authorized agent.
- (5) "Plat" means the map or drawing on which the subdivider's plan of subdivision is presented and which he submits for approval.
- (6) "School facilities" means the facilities owned or operated by the Department of Education, or the facilities included in the Department of Education capital budget and/or capital facilities plan.

(e) School Land or Fee In-lieu Required

The procedure for determining whether the dedication of land is required or a payment of a fee in-lieu is required for new schooling facilities is as follows:

- (1) Proposal of Owner. At the time of filing an application for any residential subdivision containing fifty or more acres of land, the owner or developer of the property, as a part of the filing, shall designate the area proposed to be dedicated for a school on the plat submitted.
- (2) Land Shall be Usable. When land is proposed to be dedicated for the purpose of providing a school site, it shall be land that is usable to the Department of Education for such purpose. The Department of Education shall have the final determination as to whether a particular piece of land is usable.
- (3) Action by the Department of Education. Within sixty days of the completion of an application for a residential subdivision containing fifty or more acres, the Department of Education, as a part of such approval, shall determine whether to require a dedication of land, the payment of a fee in-lieu thereof, or a combination of both. Only payment of a fee in-lieu shall be required in subdivisions containing less than fifty acres.

- (4) Dedication Procedure. When dedication is required, the land shall be conveyed to the State of Hawaii prior to final subdivision approval.
 - (5) Fee In-lieu Procedure. When the payment of a fee in-lieu is required, the fee in-lieu shall be paid prior to final subdivision approval.
 - (6) Criteria for Determination. Whether the Department of Education determines to require land dedication or the payment of a fee in-lieu, or a combination of both, shall be guided by the following criteria:
 - (A) The topography, geology, access, and location of the land in the development available for dedication.
 - (B) The size and shape of the development and the land available for dedication.
 - (C) The location of existing or proposed schooling facilities.
 - (7) Determination Final. The determination of the Department of Education as to whether land shall be dedicated, or whether a fee in-lieu shall be paid, or a combination of both, shall be final and exclusive.
- (f) Determination of the Amount of Land or the Fee In-lieu
- (1) Determination of the Amount of Land to be Dedicated. The size of the tract of land to be dedicated by the developer shall be determined using the following formula:
 - (A) The dedication requirement for single-family detached, single-family attached, and/or duplex units is as follows:
$$0.00899 \text{ acres} \times \text{number of dwelling units provided for on the subdivision plat.}$$
 - (B) The dedication requirement for apartments and/or condominiums is as follows:
$$0.00356 \text{ acres} \times \text{number of dwelling units provided for on the subdivision plat.}$$
 - (2) Determination of the Amount of the Fee In-lieu. The dollar amount of the fee in-lieu shall be determined using the following formulas:
 - (A) The formula used to determine the fee in-lieu of land dedication for single-family detached, single-family attached, and/or duplex units is as follows:
$$0.00899 \times \text{number of units provided for on the subdivision plat} \times \text{average cost per acre of land of the subdivision subject to the provisions of Section XX-xx(f)(3).}$$

- (B) The formula used to determine the fee in-lieu of land dedication for apartments and/or condominiums units is as follows:

$0.00356 \times \text{number of units provided for on the subdivision plat} \times \text{average cost per acre of land of the subdivision subject to the provisions of Section XX-xx(f)(3)}.$

- (3) Residential Subdivisions with Less Than Fifty Acres. Subdivisions of less than fifty acres shall pay a standard fee in-lieu based on an average land value of \$100,000 per acre. The standard fee in-lieu of land dedication per single-family detached, single-family attached, and/or duplex unit is \$899. The standard fee in-lieu of land dedication per apartment and/or condominium unit is \$356. At least every three years, the Department of Education shall prepare an analysis to update the appropriate average land value, and shall submit same to the Legislature with a recommendation to update the standard fee in-lieu established in this subsection.
- (4) Appraisal of Land Values. The fee in-lieu of land dedication shall be based on the value of the improved land, after typical subdivision improvements such as roads, drainage and utilities. A M.A.I. appraiser who is selected and paid for by the developer shall determine the value of the land. If the Department of Education does not agree with the developers appraisal the Department of Education may engage another M.A.I. appraiser at its own expense, and the value shall be an amount equal to the average of the two appraisals. If either party does not accept the average of the two appraisals, a third appraisal shall be obtained, with the cost of such third appraisal being shared equally by the Department of Education and the developer. The first two appraisers shall select the third appraiser, and the third appraisal shall be binding on both parties.
- (g) Refund of the Fee In-lieu
- If the fee in-lieu is not expended within six years of the date of collection, the Department of Education shall refund to the developer or the developer's successor in title the amount of fees in-lieu paid and any interest accrued. Application for a refund shall be submitted to the Department of Education within one year of the date on which the right to claim arises.
- (h) Collection and Expenditure of Fees In-lieu
- (1) Benefit Districts Established. The state will be divided into the following nine benefit districts, which are based on the state's island geography, school districts and high school attendance boundaries. The location of the benefit districts is illustrated in Exhibit A. The fee in-lieu collected in a benefit district will only be expended in that benefit district.

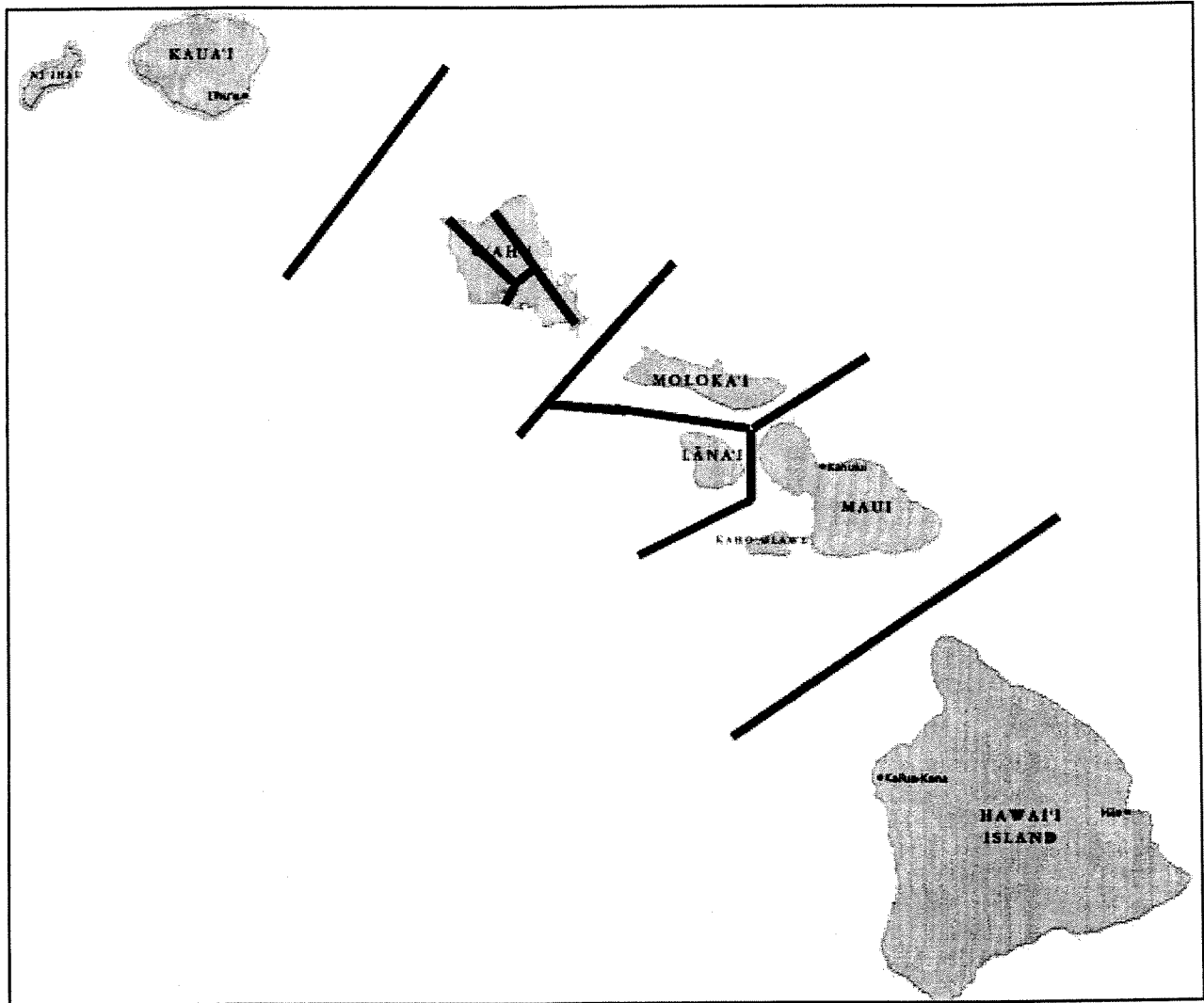
Benefit District	Island	School District	High School Complex
Honolulu	Oahu	Honolulu	All Complexes
Central	Oahu	Central	All Complexes
Windward	Oahu	Windward	All Complexes
Leeward	Oahu	Leeward	All Complexes
Hawaii	Hawaii	Hawaii	All Complexes
Maui	Maui	Maui	All except Molokai and Lanai
Molokai	Molokai	Maui	Molokai
Lanai	Lanai	Maui	Lanai
Kauai	Kauai	Kauai	All Complexes

- (2) Use of Dedicated Land. Land dedicated by the developer shall be used only as a site for the construction of a new school or for the expansion of existing school facilities. If the land is sold the proceeds shall be used to reacquire land for school facilities in the same benefit district.
- (3) Use of the Fee In-lieu. Fee in-lieu funds shall only be used for the acquisition of land for school purposes. Funds may be used for expenses related to acquiring a piece of land, including but not limited to, surveying, appraisals, and associated legal fees. Fee in-lieu funds shall not be used for the maintenance or operation of existing schools in the district, construction costs, including architectural, permitting or financing costs, or administrative expenses.

(i) Credits

- (1) Any person subject to the land dedication or fee in-lieu requirements pursuant to this section may apply for credit for any similar dedication or payment accepted and received by the Department of Education for the same subdivision subject to this section.
- (2) Any credit provided for under this subsection shall be based on the present value of the dedication or payment.
- (3) Credits for contributions prior to the effective date of this section shall be based on the present value, however, the credited amount shall not exceed that value of the dedication or fee in-lieu required under this section.
- (4) If a dedication is proposed by a developer after the effective date of this section, and is acceptable to the Department of Education, and it exceeds the dedication requirements for the subdivision, the Department of Education shall execute with the developer an agreement to provide reimbursement for the excess land dedication from the fees in-lieu collected from other developers within the same benefit district.

**Exhibit A
BENEFIT DISTRICTS**



APPENDIX C: MODEL SCHOOL IMPACT FEE ACT

[SXX-xxx] SCHOOL IMPACT FEES

(a) Findings

- (1) New residential developments creates additional demand for public school facilities.
- (2) New residential developments should pay a school impact fee proportionate to their impact on the need to construct additional facilities.
- (3) A study commissioned by the Department of Education and the Department of Accounting and General Services has identified the net capital cost of school facilities, excluding land costs, that is consistent with proportionate fair-share principles.
- (4) The State of Hawaii hereby determines that new residential developments shall pay school impact fees proportionate to their impacts.

(b) Applicability and Exemptions

- (1) Applicability. Except as provided below, any person or person(s) who seeks to develop residential land by applying to any county for a building permit shall be required to pay a school impact fee. Assessment of impact fees shall be a condition precedent to the issuance of a building permit and shall be paid in full to the Department of Education before issuance of the permit.
- (2) The following shall be exempt from the provisions of this section:
 - (A) Any form of housing permanently dedicated exclusively for senior citizens, defined as fifty-five (55) years of age or over, with the necessary covenants or declarations of restrictions recorded on the property.
 - (B) Alteration, expansion, enlargement, remodeling, rehabilitation, or conversion of an existing dwelling unit where no additional dwelling units are created.
 - (C) All nonresidential development.
 - (D) Any residential development within the Honolulu, Windward and Kauai benefit districts as hereinafter defined, until an analysis has been prepared by the Department of Education that demonstrates there will be a need to build or expand school facilities over the next six-year period in order to accommodate projected enrollment growth within the benefit district.

(c) Definitions

The following words and terms, when used in this section, shall have the meaning ascribed to them, except when the context clearly indicates a different meaning.

- (1) "Building Permit" shall mean the official document or certificate issued by the county, authorizing the commencement of construction of any building, or parts thereof.
- (2) "County" means the City and County of Honolulu, the County of Hawaii, the County of Kauai, and the County of Maui.
- (3) "Developer" means a person, corporation, organization, partnership, association, or other legal entity constructing, erecting, enlarging, altering, or engaging in any development activity
- (4) "Dwelling Unit" means a room or rooms connected together, constituting an independent housekeeping unit for a family containing a single kitchen.
- (5) "Person" means an individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, including any trustee, receiver, assignee, or other similar representative thereof.
- (6) "School facilities" means the facilities owned or operated by the Department of Education, or the facilities included in the Department of Education capital budget and/or capital facilities plan.

(d) Impact Fee Calculation Based on Fee Schedule

- (1) The state shall be divided into the following twenty-six (26) geographically limited assessment districts. The location of the assessment districts is illustrated in Exhibit A.

Assessment District	Benefit District	Cost Factor
Honolulu	Honolulu	1.00
Ewa	Central	1.00
Wahiawa	Central	1.05
Waiialua	Central	1.10
Koolaupoko	Windward	1.00
Koolauloa	Windward	1.10
Ewa	Leeward	1.00
Waianae	Leeward	1.10
Hilo	Hawaii	1.15
Puna	Hawaii	1.20
Kona	Hawaii	1.20
Hamakua	Hawaii	1.20
South Kohala	Hawaii	1.20
North Kohala	Hawaii	1.25
Pohakuloa	Hawaii	1.25
Kau	Hawaii	1.30
Wailuku	Maui	1.15
Makawao	Maui	1.25
Lahaina	Maui	1.30
Hana	Maui	1.35
Molokai	Molokai	1.30
Lanai	Lanai	1.35
Lihue	Kauai	1.15
Koloa	Kauai	1.20
Kawaihau	Kauai	1.20
Waimea	Kauai	1.25
Hanalei	Kauai	1.25

- (2) All residential developments, except as provided in subsection (b) of this section, which require the issuance of a building permit, shall pay an impact fee for each dwelling unit constructed. Impact fees shall be phased in over a twenty-four (24) month period. The fee levels after the 24-month phase-in period represent one-half of the full net cost identified in the consultant study.

- (A) Single-family detached, single-family attached (townhouse) and duplexes shall pay the following impact fees per dwelling unit constructed, based on the time that has elapsed from the effective date of this section to the time of building permit application:

Benefit District	Assessment District	Initially	After 6 months	After 12 months	After 18 months	After 24 months
Honolulu	Honolulu	\$847	\$1,694	\$2,541	\$3,388	\$4,236
Central	Ewa	\$847	\$1,694	\$2,541	\$3,388	\$4,236
Central	Wahiawa	\$913	\$1,826	\$2,739	\$3,652	\$4,565
Central	Waialua	\$979	\$1,958	\$2,936	\$3,915	\$4,894
Windward	Koolaupoko	\$847	\$1,694	\$2,541	\$3,388	\$4,236
Windward	Koolauloa	\$979	\$1,958	\$2,936	\$3,915	\$4,894
Leeward	Ewa	\$847	\$1,694	\$2,541	\$3,388	\$4,236
Leeward	Waianae	\$979	\$1,958	\$2,936	\$3,915	\$4,894
Hawaii	Hilo	\$1,045	\$2,089	\$3,134	\$4,178	\$5,223
Hawaii	Puna	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Hawaii	Kona	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Hawaii	Hamakua	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Hawaii	South Kohala	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Hawaii	North Kohala	\$1,176	\$2,353	\$3,529	\$4,705	\$5,882
Hawaii	Pohakuloa	\$1,176	\$2,353	\$3,529	\$4,705	\$5,882
Hawaii	Kau	\$1,242	\$2,484	\$3,727	\$4,969	\$6,211
Maui	Wailuku	\$1,045	\$2,089	\$3,134	\$4,178	\$5,223
Maui	Makawao	\$1,176	\$2,353	\$3,529	\$4,705	\$5,882
Maui	Lahaina	\$1,242	\$2,484	\$3,727	\$4,969	\$6,211
Maui	Hana	\$1,308	\$2,616	\$3,924	\$5,232	\$6,540
Molokai	Molokai	\$1,242	\$2,484	\$3,727	\$4,969	\$6,211
Lanai	Lanai	\$1,308	\$2,616	\$3,924	\$5,232	\$6,540
Kauai	Lihue	\$1,045	\$2,089	\$3,134	\$4,178	\$5,223
Kauai	Koloa	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Kauai	Kawaihau	\$1,111	\$2,221	\$3,332	\$4,442	\$5,553
Kauai	Waimea	\$1,176	\$2,353	\$3,529	\$4,705	\$5,882
Kauai	Hanalei	\$1,176	\$2,353	\$3,529	\$4,705	\$5,882

- (B) Apartments and residential condominiums, consisting of more than two dwellings, shall pay the following impact fees per dwelling unit constructed, based on the time that has elapsed from the effective date of this section to the time of building permit application:

Benefit District	Assessment District	Initially	After 6 months	After 12 months	After 18 months	After 24 months
Honolulu	Honolulu	\$332	\$665	\$997	\$1,330	\$1,662
Central	Ewa	\$332	\$665	\$997	\$1,330	\$1,662
Central	Wahiawa	\$358	\$716	\$1,074	\$1,432	\$1,790
Central	Waialua	\$383	\$767	\$1,150	\$1,534	\$1,917
Windward	Koolaupoko	\$332	\$665	\$997	\$1,330	\$1,662
Windward	Koolauloa	\$383	\$767	\$1,150	\$1,534	\$1,917
Leeward	Ewa	\$332	\$665	\$997	\$1,330	\$1,662
Leeward	Waianae	\$383	\$767	\$1,150	\$1,534	\$1,917
Hawaii	Hilo	\$409	\$818	\$1,227	\$1,636	\$2,045
Hawaii	Puna	\$434	\$869	\$1,303	\$1,738	\$2,172
Hawaii	Kona	\$434	\$869	\$1,303	\$1,738	\$2,172
Hawaii	Hamakua	\$434	\$869	\$1,303	\$1,738	\$2,172
Hawaii	South Kohala	\$434	\$869	\$1,303	\$1,738	\$2,172
Hawaii	North Kohala	\$460	\$920	\$1,380	\$1,840	\$2,300
Hawaii	Pohakuloa	\$460	\$920	\$1,380	\$1,840	\$2,300
Hawaii	Kau	\$486	\$971	\$1,457	\$1,942	\$2,428
Maui	Wailuku	\$409	\$818	\$1,227	\$1,636	\$2,045
Maui	Makawao	\$460	\$920	\$1,380	\$1,840	\$2,300
Maui	Lahaina	\$486	\$971	\$1,457	\$1,942	\$2,428
Maui	Hana	\$511	\$1,022	\$1,533	\$2,044	\$2,555
Molokai	Molokai	\$486	\$971	\$1,457	\$1,942	\$2,428
Lanai	Lanai	\$511	\$1,022	\$1,533	\$2,044	\$2,555
Kauai	Lihue	\$409	\$818	\$1,227	\$1,636	\$2,045
Kauai	Koloa	\$434	\$869	\$1,303	\$1,738	\$2,172
Kauai	Kawaihau	\$434	\$869	\$1,303	\$1,738	\$2,172
Kauai	Waimea	\$460	\$920	\$1,380	\$1,840	\$2,300
Kauai	Hanalei	\$460	\$920	\$1,380	\$1,840	\$2,300

(e) Accounting and Expenditure of Impact Fees

- (1) Upon collection, the fees shall be deposited into a special trust fund or interest-bearing account.
- (2) The state shall be divided into the following nine (9) benefit districts, which are based on the state's island geography, existing school districts and existing high school attendance boundaries. Impact fees collected in a benefit district shall only be expended in that benefit district. The location of the benefit districts are illustrated in Exhibit B.

Benefit District	Island	School District	High School Complex
Honolulu	Oahu	Honolulu	All Complexes
Central	Oahu	Central	All Complexes
Windward	Oahu	Windward	All Complexes
Leeward	Oahu	Leeward	All Complexes
Hawaii	Hawaii	Hawaii	All Complexes
Maui	Maui	Maui	All except Molokai and Lanai
Molokai	Molokai	Maui	Molokai
Lanai	Lanai	Maui	Lanai
Kauai	Kauai	Kauai	All Complexes

- (3) Impact fees shall be used for the costs of school construction, which includes, but is not limited to, planning, engineering, architectural, permitting, financing, and administrative expenses, and any other capital equipment expenses pertaining to educational facilities.
- (4) Impact fee funds shall not be expended for any costs related to the acquisition of land. Impact fee funds shall not be expended for the maintenance or operation of existing schools in the district.
- (5) The impact fee shall be expended or encumbered within six (6) years of the date of collection.

(f) Refund of Impact Fees

If impact fees are not expended or encumbered within six (6) years, the Department of Education shall refund to the developer or the developer's successor in title, the amount of fees paid and any interest accrued. Fees paid shall be considered expended on a first-in, first-out basis. Application for a refund shall be submitted to the Department of Education within one (1) year of the date on which the right to claim arises. Any unclaimed refund shall be retained in the special trust fund or interest-bearing account and expended as laid out in subsection (e) of this section.

(g) Independent Fee Calculation

- (1) In the event an applicant believes that the impact to the school system necessitated by his or her residential construction is less than the fee established in subsection (d) of this section, the applicant may, prior to issuance of a building permit, submit a calculation of an alternative school impact fee.
- (2) The documentation submitted shall show the basis upon which the independent fee calculation was made.
- (3) The proposed alternative impact fee shall be submitted to the Department of Education, which shall review the calculations and mail a written determination to the applicant within sixty (60) calendar days.
- (4) If the Department of Education determines that the calculation of the alternative impact fee was done by an acceptable methodology, then the alternative school impact fee shall be paid in-lieu of the fee set forth in subsection (d) of this section.
- (5) If the Department of Education determines that the calculation of the alternative impact fee was not done by an acceptable methodology, then the alternative school impact fee calculation shall be rejected.

(h) Credits

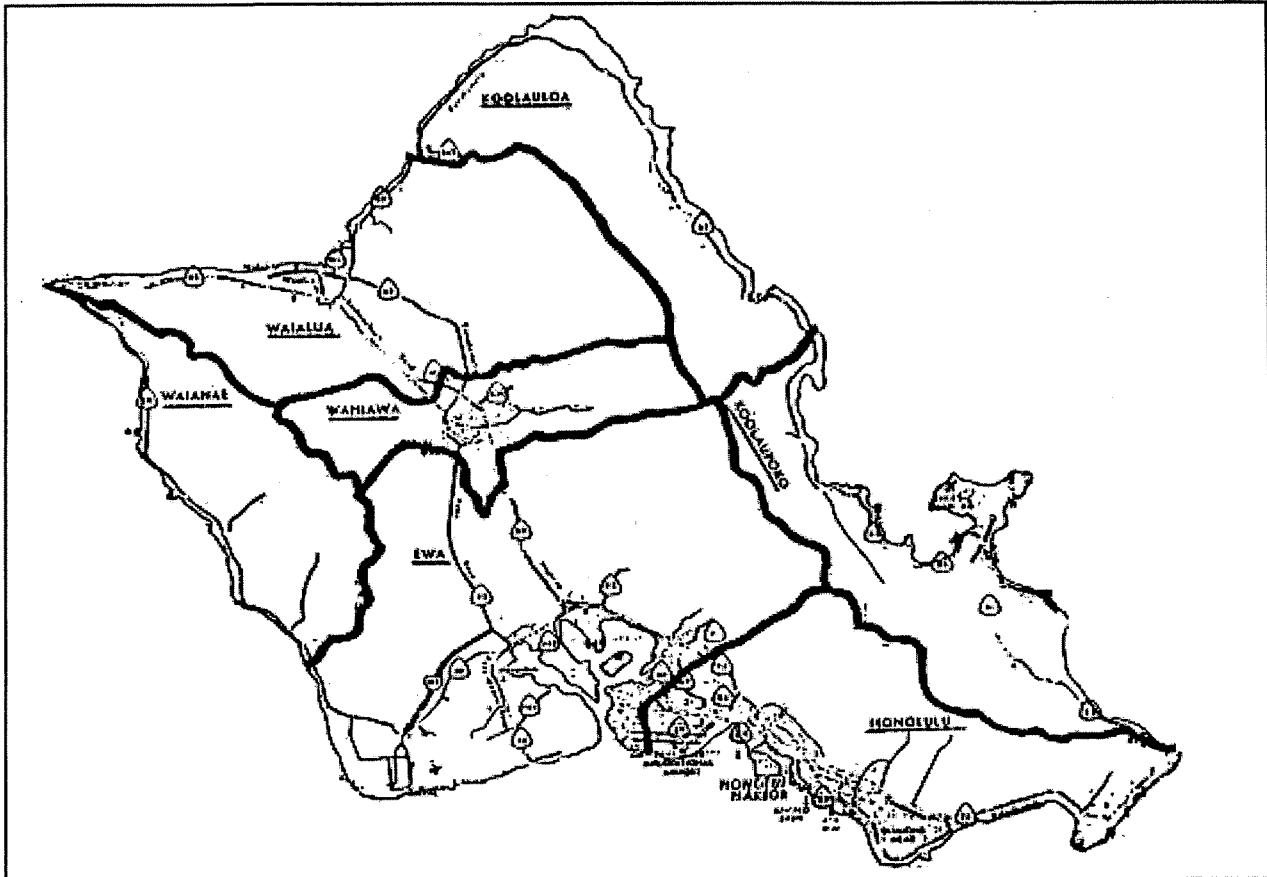
- (1) Any applicant subject to the school impact fee requirements pursuant to this section may apply for credit for any similar contribution, payment or construction of public school facilities accepted and received by the Department of Education for the same subdivision subject to this section. No credit shall be authorized against the impact fees for dedication of land or payment of a fee in-lieu of land dedication.
- (2) Credits for contributions, payments or construction made prior to the effective date of this section shall be provided if the subdivision for which the contribution, payment or construction was made has not been completed. The current owner of the property for which such contribution, payment or construction was made as a condition of development approval shall file an application for credit within one year of the effective date of this section. If the application is not made within one year following the effective date of this section, no credit shall be provided. The application for credit shall be submitted and reviewed as provided in this section. The amount of the credit for a contribution, payment or construction made prior to the effective date of this section shall be the current value of the contribution, payment or construction, less the total amount of school impact fees that would have been owed for the building permits already issued for the project had those permits been subject to the fees specified in subsection (d) that are to be in effect after twenty-four months following the effective date of this section. The current value shall be determined using the Engineering News-Record Construction Cost Index, or an equivalent index if such index is discontinued. Credits for payments or contributions prior to the

effective date of this section shall not exceed that value of the impact fee required under this section.

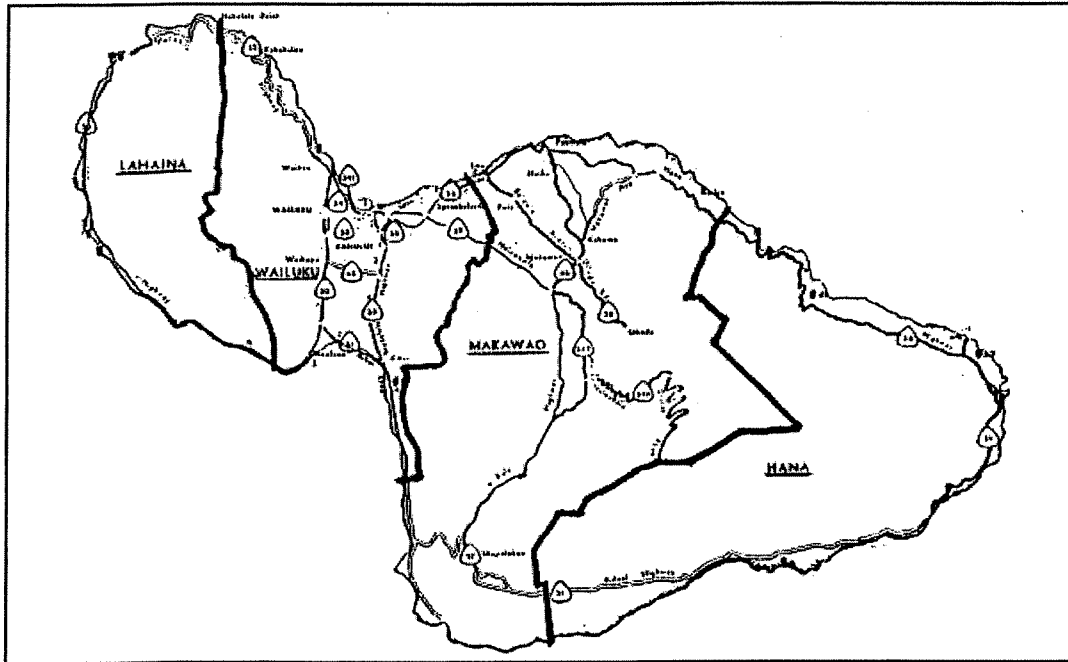
- (3) A construction credit may be applied only against school impact fees that would otherwise be due for building permits issued within the subdivision for which the or contribution was required as a condition of development approval. The Department of Education shall maintain an accounting of the amount of the credit applicable to the subdivision, and shall reduce the amount of the credit by the amount by which the school impact fees that would otherwise be due are reduced for each building permit issued for the subdivision. After the credit balance is exhausted, no additional credits shall be applied to subsequent building permits issued within the subdivision.
- (4) If private construction of school facilities is proposed by a developer after the effective date of this section, and is acceptable to the Department of Education, and the value of the proposed construction exceeds the total impact fees that would be due from the development, the Department of Education shall execute with the developer an agreement to provide reimbursement for the excess credit from the impact fees collected from other developers within the same benefit district.

**Exhibit A:
ASSESSMENT DISTRICTS**

OAHU ASSESSMENT DISTRICTS



MAUI ASSESSMENT DISTRICTS



KAUAI ASSESSMENT DISTRICTS

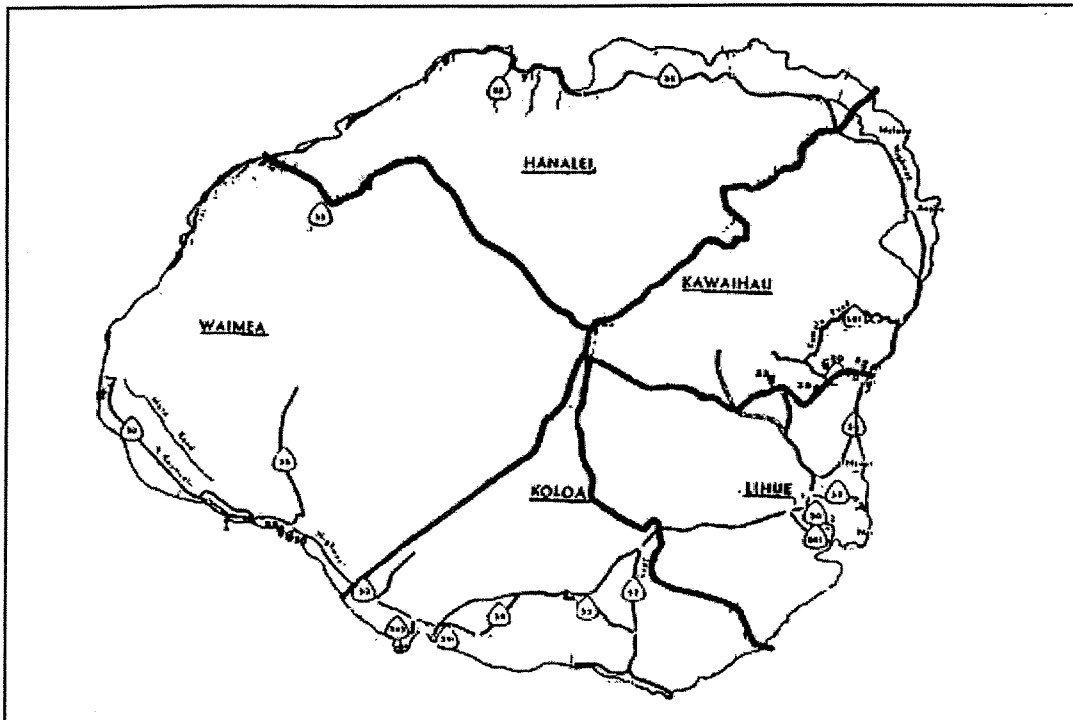


Exhibit B
BENEFIT DISTRICTS

